



Borland Road, SE15
OIEO £400,000

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In general

- Two Large Double Bedrooms
- Open Plan Kitchen/Reception Room
- Future Share of Freehold
- Popular residential location
- Near to Peckham Rye
- Close stations and amenities
- Modern Bathroom
- Juliet Balcony
- Communal Garden
- Car Parking Space

In detail

A large, beautifully presented, two double-bedroom apartment for sale on the popular Borland Road in the heart of Nunhead.

Spread across 835 sqft, this property situated on the top floor comprises two double bedrooms, beautiful, modern bathroom suite and a spacious open plan kitchen/reception room with benefit of Juliet balcony.

Beta House is a 2004-built gated development ideally located between Nunhead, Peckham Rye Park and Honor Oak Park. As well as the landscaped gardens and video-entry system, this apartment benefits from allocated off-street parking.

Borland Road offers easy access into The City and Canary Wharf with regular services from Nunhead station (0.7 miles) and Honor Oak Park station (0.9 miles) as well as bus connections into the neighboring Peckham, East Dulwich and Brockley.

The service charge on the property covers payment into an already large sinking funds, management fees, general maintenance, cleaning, gardening and maintaining communal areas, car and bike parking, building insurance and water bills. Full breakdown can be provided.

There is an abundance of green space and parks such as Peckham Rye and Dulwich Park as well as two excellent community pubs nearby.

The property is being sold with a future share of the freehold which will benefit the property with a reduced ground rent to £0 in the future (please enquire to find out more).

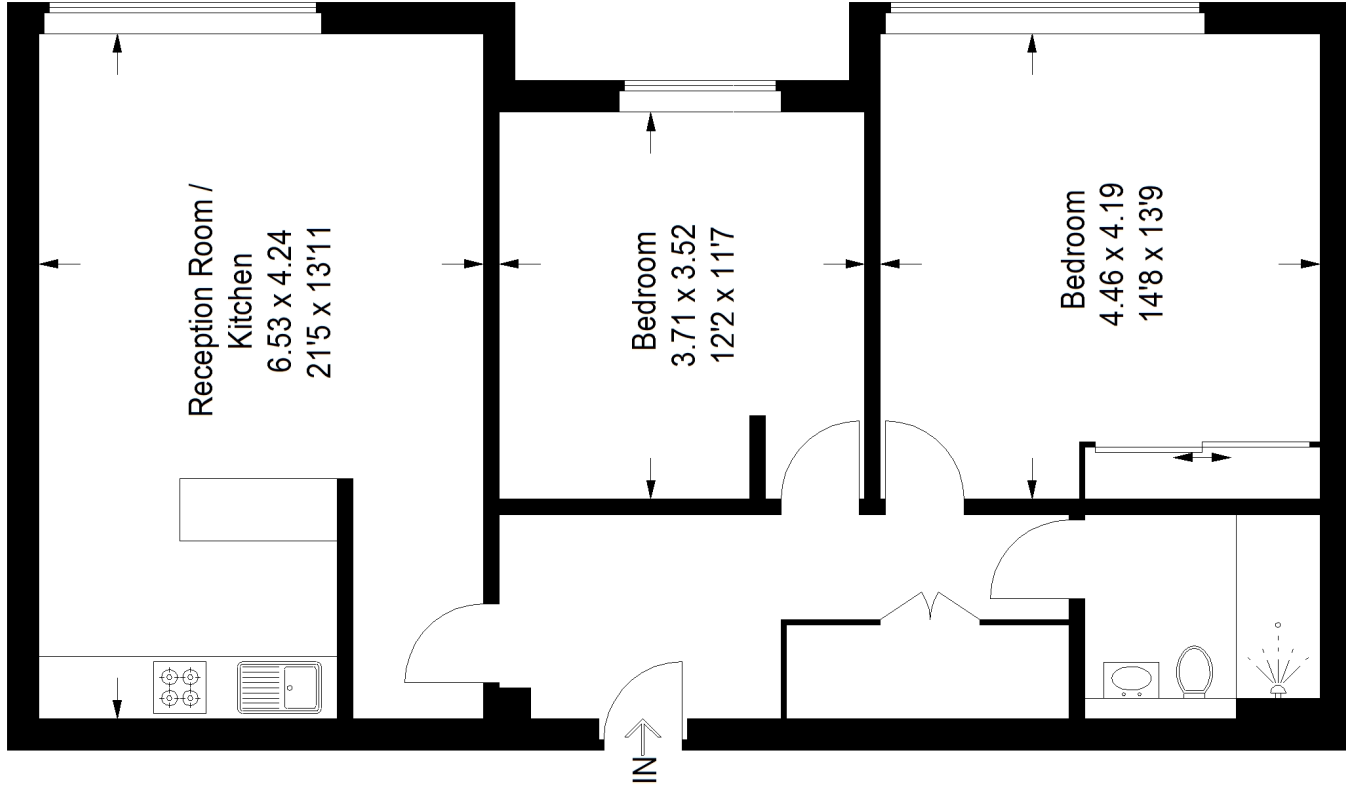
EPC: D | Council Tax Band: C | Lease Term Remaining: 980 Years | GR: Peppercorn | SC: £320 pm | BI: Included in service charge



Floorplan

Beta House, SE15

**Approximate Gross Internal Area
77.6 sq m / 835 sq ft**



Second Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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